

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>NEMAT JAVAHERIAN</u>	NAME: <u>NEMAT JAVAHERIAN</u>
ADDRESS: <u>16520 Alyse Court</u>	ADDRESS: <u>16520 Alyse Court</u>
CITY: <u>Encino</u>	CITY: <u>Encino</u>
STATE: <u>Ca.</u> ZIP: <u>91436</u>	STATE: <u>Ca.</u> ZIP: <u>91436</u>
PHONE: <u>818-830-3399</u>	PHONE: <u>818-830-3399</u>
CONTACT PERSON: <u>George Awaku</u> PHONE: <u>404 597 6745</u>	
APPLICANT'S E-MAIL: <u>ELMINAENGINEER@GMAIL.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C1 REQUESTED ZONING DISTRICT: C2

LAND DISTRICT(S): 6 LAND LOT(S): 140 ACREAGE: 0.63

ADDRESS OF PROPERTY: 2960 MOUNTAIN INDUSTRIAL BLVD, TUCKER

PROPOSED DEVELOPMENT: EMISSION TESTING FACILITY

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>2</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY (U.S. HIGHWAY NO. 29) (A 100 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF MOUNTAIN INDUSTRIAL BOULEVARD (A 100 FOOT RIGHT OF WAY); RUN THENCE SOUTH 04 DEGREES 06 MINUTES 36 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF MOUNTAIN INDUSTRIAL BOULEVARD 170.00 FEET TO AN IRON PIN; RUN THENCE NORTH 83 DEGREES 17 MINUTES 05 SECONDS WEST 160.00 FEET TO AN IRON PIN; RUN THENCE NORTH 05 DEGREES 26 MINUTES 59 SECONDS WEST 175.00 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY RUN THENCE SOUTH 81 DEGREES 51 MINUTES 45 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LAWRENCEVILLE HIGHWAY 165.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MOUNTAIN INDUSTRIAL BOULEVARD AND THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 0.63 ACRES.



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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Yes

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

No



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5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30564, TEL 404 597 6745/FAX: 404 806 5112

November 1, 2011

Board of Commissioners
Gwinnett County
Lawrenceville, Georgia

Dear Sir/Madam;

LETTER OF INTENT: - ZONING CHANGE

The Applicant respectfully submits to the Board of Commissioners a request to change the zoning for his property. The property, located at 2960 Mountain Industrial Blvd, Tucker is currently zoned C-1. The client desires to have property rezone C-2. If approved the rezone allows for the installation and operation of an emission testing facility. The resolution also requires a 50 foot natural and undisturbed buffer adjacent to all residentially zoned properties.

Respectively Submitted,

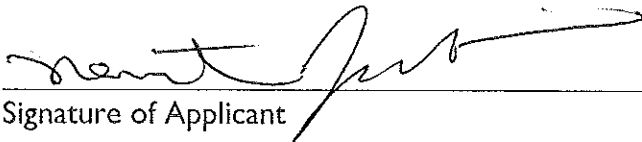
George Awuku, P.E.
President



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REZONING APPLICANT'S CERTIFICATION

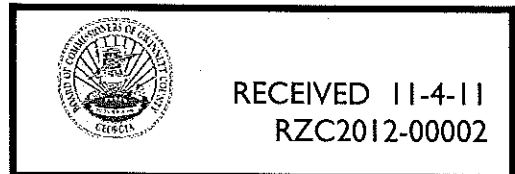
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

X  11-15-10
Signature of Applicant Date

NEMAT JAVAHERIAN
Type or Print Name and Title

SEE ATTACHED CERTIFICATE

X _____
Signature of Notary Public Date Notary Seal



REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

X *Nemat Javaherian*
Signature of Property Owner

11-2-10
Date

NEMAT JAVAHERIAN OWNER
Type or Print Name and Title

SEE ATTACHED CERTIFICATE

Signature of Notary Public

Date

Notary Seal



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